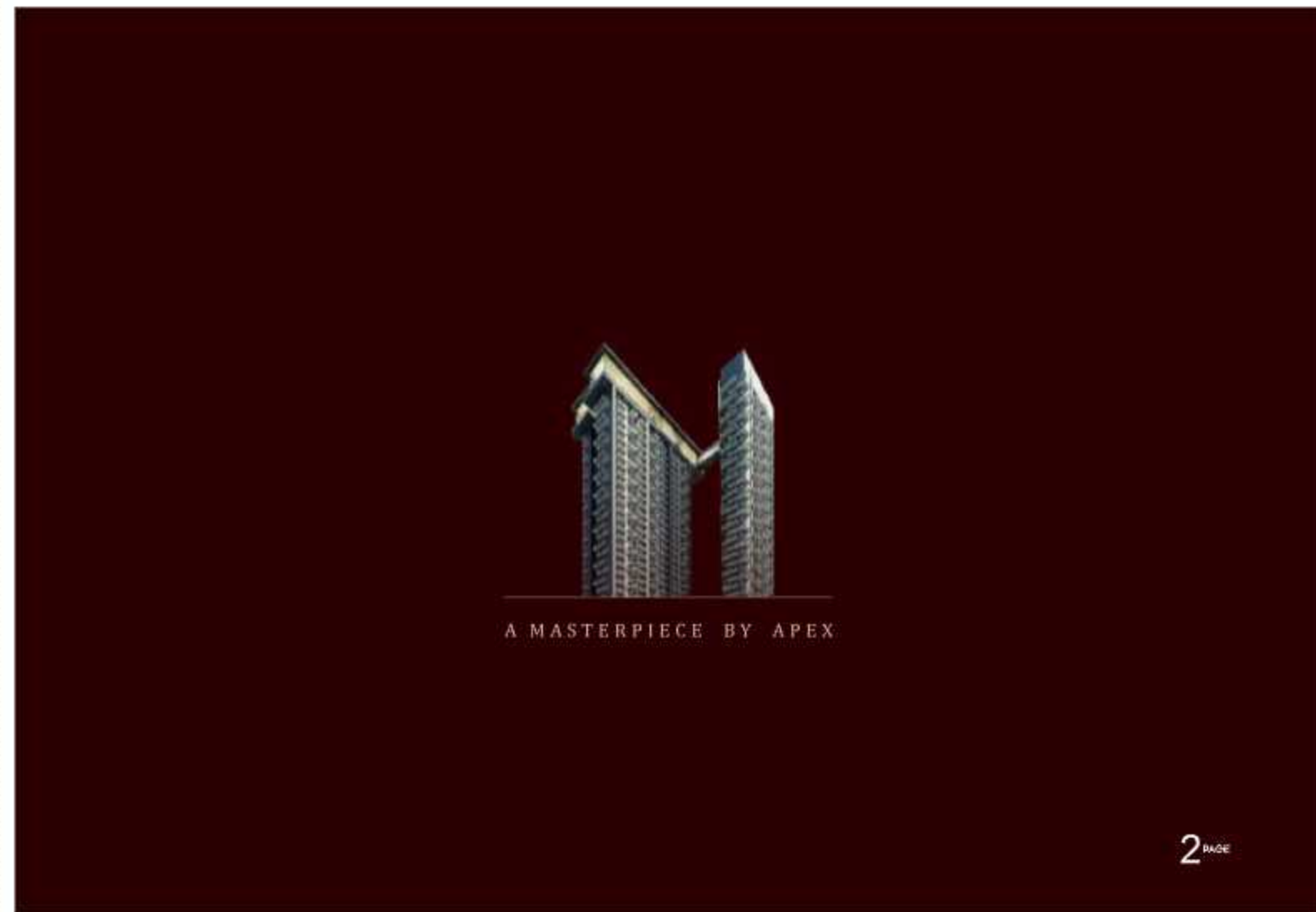




BY APEX GROUP



*Owning a home is a keystone of wealth...
both financial affluence and emotional security.*





Our Heritage

Apex Group is India's leading real estate developer, founded 28 years back in the National Capital Region and since then has been scaling new heights by each passing day. The company has set new trends of architectural finesse in the contemporary global scenario touching the horizons of excellence. Your faith in us has helped us become a progressive real estate organization while maintaining our perpetual belief in commitment and delivery throughout the last three decades. Because of that belief, we have envisioned modern concepts and designs in association with the best architects.

Our goal is to provide continuous improvement of technical and delivery capabilities and sustained growth through ever-improving financial results. As we continue to grow and as our businesses become increasingly complex, a shared and well-communicated corporate philosophy is more important. Our actions will occasionally fall short of our aspirations because as human beings we are not perfect.

We also envisage adding value to our society and our State by providing Environment-friendly homes luxurious to the people of our country. Year by year the efforts of all our staff and associates have taken the group forward in terms of excellence. The group has progressed in leaps and bounds. I would like to thank all our associates who have been instrumental in our growth. We look forward to strengthening our relationship with you and welcome you to be a part of the Apex family.



SH. SATNAM SINGH SACHDEVA

CMD, The Apex Group

A Home You Love *Coming Back To*

D'RIO - live your dream, represents exorbitance in every form of it's unassailable infrastructure. The towers soar towards the zenith from their robust foundation evoking a new world of iconic residential inspiration. Nestled at the heart of Indirapuram, D'RIO aims to raise the bar of luxury living by bringing the best architects, designers and materials responsible for prevalent craftsmanship of contextual architecture exhibiting state of the art interior design, while providing a striking view of the lush greenscape surrounding the three iconic towers.



EPITOME OF COMMITMENT AND QUALITY

Apex Group represents a progressive organization believing in quality and unparalleled commitment which can be witnessed in the previously completed residential projects in the NCR region. Our dedication to utmost excellence over the last two decades has helped us envision modern concepts and designing in collaboration with the best architects and instil state-of-the-art innovation in our upcoming projects to raise the bar of luxury. D'RIO is the true representation of premier craftsmanship and provides an authentic luxury living experience, pioneering posh interiors, materials and amenities in every section of the property.



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CONTENTS

HOUSING



CULTURE



AMENITIES



INFRA STRUCTURE



INTERIOR





SPLENDID BEYOND SIGHT

Experience Grandiosity with eminent Triple - Height lobby amicably designed with the premium lounging experience decked up with all the exotic materials woven courteously to help you relieve of your daily tensivity from your work lives. The Lobby also provides access to all the floors in each tower via six high speed elevators and two separate elevators for the terrace club so that you never miss out on quality time with your family and friends.





LIVING ROOM
HAVEN OF TRANQUILITY

A monumental life deserves a grand welcome. You kind of owe it to yourself to do all the things you've dreamed of. Life is short and there's no time to be bored in a world as beautiful as this. Indulge in grandiosity in a double-height living room, offering striking views of the lush greenscape surrounding D'RIO.





RED ROOM

ROYALTY IN RELAXATION

After a long tiresome day, you dwell in the comfort of your signature master bedroom designed to provide you with the royal comfort you desire all day long in a sumptuous space where you can sit back, relax, refresh and restart your day.






KITCHEN

A PLACE WHERE MEMORIES ARE HOMEMADE

The kitchen really is the castle itself. This is where we spend our happiest moments and where we find the joy of being a family. It evokes memories of your family history. It is the heart of the home.







WASHROOM.

REINVIGORATE INTO A NEW LIFE

Refresh in the awe-inspiring space of your stupendous washroom, fitted with the contemporary styled faucets and ultra-modern fittings.







DOUBLE HEIGHT
BALCONY

HANGOUT
WITH NATURE
UNINTERRUPTEDLY
WITH EXPANDED
DOUBLE - HEIGHT
BALCONY





OUTER VIEW
of the PROPERTY



AMENITIES



SKYWAY

WALK AMONGST THE CLOUDS & FEEL CONNECTED



VRV AIR CONDITIONING

EQUIPPED WITH THE MOST ADVANCED VRV AIRCONDITIONING SYSTEM IN THE WORLD CENTRALISED FOR ALL SEASONS



ONE NEIGHBOR PER FLAT

INDULGE IN THE SANCTITY OF EXCLUSIVE PRIVACY WITH JUST ONE NEIGHBOUR PER FLAT.



DOUBLE HEIGHT DRAWING ROOM.

WITNESS THE GENEROSITY OF SPACE WITH
DOUBLE HEIGHT DRAWING ROOM.



MAXIMUM LIFTS

SAVE THE PRECIOUS QUALITY TIME FOR
YOUR FAMILY WITH MAXIMUM LIFTS



TERRACE CLUB

CELEBRATE WITH YOUR FRIENDS & FAMILY AT THE HIGHEST LEVEL

Equipped with world-class facilities to ensure your friends and family get the same royal treatment that D'RIÖ offers.





SWIMMING POOL

ENJOY UBER RELAXATION IN THE SWIMMING POOL
ANYTIME YOU WANT



PARKING

With the inclusion of basement covered parking, you not only save time and space around you but also witness a five-star feel when you take a lift from the same basement floor to your own home.





PROPERTY VIEW



SITE PLAN

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
5. RAISED PAVILION
6. DELTA FLOWER COURT
7. CENTRAL PATHWAY
8. SEATING COURTS
9. WOODEN DECK SEATING COURT
10. PERGOLA
11. ENTRANCE TO TOWER A
12. ENTRANCE TO ICONIC TOWER
13. KIOSKS
14. COMMERCIAL PLAZA
15. OPEN GYM
16. BADMINTON COURT
17. TENNIS COURT
18. HALF BASKETBALL COURT
19. AMPHITHEATER WITH SURPRISE FOUNTAINS
20. SENSORY GARDEN
21. MEDITATION ZONE WITH FEATURE WALL
22. ELDERLY SEATING COURT
23. ROCK CLIMBING WALL
24. CHILDREN PLAY AREA
25. FIRE TENDER PATH



Disclaimer : The depiction of image of layout and features as mentioned above are based on artistic impression. The customers are advised to check and verify the layout and features as mentioned from the website of RERA and /or from the office of the developers.



R TOWER FEATURES

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
5. RAISED PAVILION
6. DELTA FLOWER COURT
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3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 1

AREAS	
BHKs Built-up Area	1692.06 Sq. Ft.
BHKs Carpet Area	1442 Sq. Ft.
Balcony Area	440 Sq. Ft.
Service Area	2400 Sq. Ft.



4 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 4

AREAS	
BHKs Built-up Area	2395.20 Sq. Ft.
BHKs Carpet Area	1840 Sq. Ft.
Balcony Area	870.71 Sq. Ft.
Service Area	3091.54 Sq. Ft.



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3 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 2

AREAS	
BHKs Built-up Area	1444.74 Sq. Ft.
BHKs Carpet Area	1200 Sq. Ft.
Balcony Area	374 Sq. Ft.
Service Area	2170.75 Sq. Ft.



3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 3

AREAS	
BHKs Built-up Area	1754.70 Sq. Ft.
BHKs Carpet Area	1402 Sq. Ft.
Balcony Area	349 Sq. Ft.
Service Area	2548 Sq. Ft.



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3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 1A

AREAS	
REDA CARPET Area	1445 Sq.Ft
REDA Carpet Area	1445 Sq.Ft
Balance Area	445 Sq.Ft
Buildable Area	2485 Sq.Ft



4 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 4A

AREAS	
REDA CARPET Area	2465.24 Sq.Ft
REDA Carpet Area	1830 Sq.Ft
Balance Area	574.54 Sq.Ft
Buildable Area	3985 Sq.Ft



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3 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 2A

AREAS	
REDA Carpet Area	1445 Sq.Ft
REDA Carpet Area	1290 Sq.Ft
Balance Area	334 Sq.Ft
Buildable Area	2269 Sq.Ft



3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 3A

AREAS	
REDA Carpet Area	1770.20 Sq.Ft
REDA Carpet Area	1630 Sq.Ft
Balance Area	249 Sq.Ft
Buildable Area	2480 Sq.Ft



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TOWER
THE RESIDENCES

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
5. RAISED PAVILION
6. DELTA FLOWER COURT
7. CENTRAL PATHWAY
8. SEATING COURTS
9. WOODEN DECK SEATING COURT
10. PERGOLA
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TOWER
RESIDENTIAL

1. ENTRANCE PORTAL WITH GUARD HOUSE
2. ARRIVAL PLAZA WATER BODY
3. DROP OFF
4. MOUND
5. RAISED PAVILION
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3 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 1

AREA	
3 BHK Built-up Area	1144.74 Sq.Ft
3 BHK Carpet Area	1289 Sq.Ft
3 BHK Super Area	1114 Sq.Ft
3 BHK Plinth Area	1100 Sq.Ft



3 BHK MEDIUM

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 3

AREA	
3 BHK Built-up Area	1700.20 Sq.Ft
3 BHK Carpet Area	1400 Sq.Ft
3 BHK Super Area	1400 Sq.Ft
3 BHK Plinth Area	2400 Sq.Ft



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4 BHK COMPACT

2nd, 4th 6th 8th ... 30th Floor Plan
Unit - 2

AREA	
4 BHK Built-up Area	1642.28 Sq.Ft
4 BHK Carpet Area	1610 Sq.Ft
4 BHK Super Area	1710 Sq.Ft
4 BHK Plinth Area	1615 Sq.Ft



OF ALL THE ROOMS IN THE HOUSE
YOUR BEDROOM IS YOURS.

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3 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 1A

AREAS	
BEDR Room Area	1444.74 Sq.Ft
BEDR Carpet Area	1224 Sq.Ft
Living Area	334 Sq.Ft
Subsidiary Area	316 Sq.Ft



4 BHK COMPACT

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 2A

AREAS	
BEDR Room Area	2493.34 Sq.Ft
BEDR Carpet Area	1826 Sq.Ft
Living Area	174.78 Sq.Ft
Subsidiary Area	999.92 Sq.Ft



3 BHK MEDIUM

1st, 3rd, 5th, 7th, ...27th, 29th, ...31st Floor Plan
Unit - 3A

AREAS	
BEDR Room Area	1706.20 Sq.Ft
BEDR Carpet Area	1458 Sq.Ft
Living Area	344 Sq.Ft
Subsidiary Area	2467.54 Sq.Ft



BE GENEROUS IN THE BEDROOM.
SHARE YOUR MEMORIES.



Air Conditioning

VRF AC System in Living /Dining / Family Lounge and all Bedrooms (Carrier/ Hitachi/LLOYD/Toshiba or Equivalent)



Ceiling Height

3450 mm (11 feet 6") Floor to floor level and approx. 3225mm (10'5") finished floor to slab.



Ceiling

POP Punning with cove as per design ; OBD paint (ICI /Asian/Berger or equivalent)



Internal Walls

RCC/ Brickwork With Plaster (Fly ash, POP Punning, OBD Paint-ICI/Asian/Nerolac or equivalent)



Partition Wall

1500mm (5'11") high RCC/Brickwork with plaster (Fly ash brick), Plastic between 2 balconies OBD paint (make:ICI Dulux/Asian/Berger or equivalent).



Facilities

Provision for PNG connection



Tower Entrance Lobby

Cantilevered portico with Entrance Lobby 133' high grandeur common entrance lobby for all the three towers . Air-conditioned Reception area with (Carrier/Hitachi/Toshiba/samsung or equivalent),waiting area having round the clock CCTV Camera surveillance. Imported marble (Crema /Dyna /Botta chino or equivalent). Stone being natural material, variation in colour, texture and cracks shall be acceptable. Gypsum false ceiling as per design with trap door, plastic OBD paint (ICI /Asian/Nerolac or equivalent), Grand chandelier in each lobby.



D'RiO Club

Dedicated 2 lifts from ground to club level,club on terrace having state of art facilities with panoramic view of city skyline, VRF airconditioning , gymnasium with latest equipments ; Party/Banquet Hall, 5.7 channel surround sound A/V systems, picturesque landscaped terrace, Infinity Swimming pool with kids pool steam and sauna, Designated Smoking Zone, Multipurpose hall, Yoga, Aerobics, Pool table, Carom and TT Table etc.SPA (only space will be provided, to be operated by third party agency on chargeable basis)



Common

10 elevators (tower R - (4 lifts) with four flats, tower I (3 lifts) with 2 flats & tower O - (3 lifts) with 3 flats) having ARD and online BT technology in each Tower. Otis/Schindler/Thyssen Krupp/Kone or equivalent). Kids' play area and space for elderly seating at still level as per design. Access controlled 3 tier security at Main entry gate, Tower and Apartment Entry- RFID based Boom Barrier, basement parking only for residents (make:CarvePark & Secure/Billy/FAAC or equivalent). Open Parking for visitors at still level, Washrooms for Drivers and Maids) Waiting area for drivers, Water treatment plant, Water tanks for uninterrupted supply, Provision for Ganga water supply ,garbage shaft at each floor and disposal through organic waste compostar.



Core Areas

Granite/Green flooring and dado for lift lobbies and other common areas (shivakashi gold/Sardarali/Black/Steel Gray/green or equivalent), Stone being natural material, variation in colour, texture and cracks shall be acceptable. LV/MV/Fire shaft doors as per fire authority requirement and approval,MS Railing for staircase as per design.

Living & Dining Room



Flooring

Imported marble (Crema/Dyna/Botta chino or equivalent). Stone being natural material, variation in color texture & cracks shall be acceptable



Main Door

Masonry opening: 1200mm (w) * 2450mm (h). Frame: 150mm * 65mm section with 2450mm height in teak wood (preferably ghana teak or equivalent) with 100mm wide polished molding. Flush door in 1100mm * 2350 mm size with 32 mm thickness and both side laminated. Accessories: 55 night latch with and 12th high main door handle & 55 Tower bolt (make: Dorsel/Godrej or equivalent)



External Balcony Door

2700 mm to 3000 mm high UPVC/Aluminium door frame in 63mm * 46mm Size (schuco/Reynares/ Eterna / German profile or equivalent)

Master Bedroom



Flooring

wooden flooring. (Quickstop/Edger/Lamiwood or equivalent)



Wardrobe

Up to 2100 (w) * 2450 (h) as per design | Masonry opening: 1000mm (w) * 2450 mm (w)



Door

Frame: 150mm * 60mm section with 2450 mm height in Red Meranti wood. Flush door in 900 mm * 2350 mm size with 32 mm thickness and both side laminated. Accessories: 8" mortice lock and 12" tower bolt. (Doorset/Godrej or equivalent)



External Finish

2700mm to 3000 mm high aluminium door frame in 63 mm * 46mm size (schuco/Reynaer/Eternia OR EQUIVALENT)



External Finish

Texture Paint (ICI/Asian/Nerolac or equivalent quality)

Other Bedroom



Flooring

600mm * 600mm vitrified tiles (+/- 5 variation in size, colour and texture) (KAJARIA/ORIENT/SOMANY or equivalent)



Wardrobe

One wardrobe as per design.



Door

Masonry opening: 1000mm (w) * 2450mm (h) | Frame: 150mm * 60mm section with 2450 mm height in Red Meranti wood. Flush door in 900mm * 2350mm size with 32mm thickness and both side laminated. Accessories: 8" mortice lock and 12" tower bolt. (Doorset/Godrej or equivalent)



External Balcony Door

2700mm to 3000 mm high aluminium door frame in 63 mm * 46mm size (schuco/Reynaer/Eternia or Equivalent)



External Finish

Texture paint (ICI/Asian/Nerolac or equivalent)

Kitchen



Flooring

Imported marble (Crema/Dyna/Botta/China or equivalent). Stone being natural material, variation in colour, texture & cracks shall be acceptable.



Counter

Granite marble - Stone being natural material, variation in colour, texture & cracks shall be acceptable.



Dado

Designer ceramic tile up to 2'0" above the kitchen counter. (+/- 5" variation in size, colour and texture) (Kajaria/Nitco/orient/somany or equivalent)



Sink

1350*500mm (+/- 5 variation in size) SS sink having two bowls and a drain board. (Franke/ Hindware/Anupam/Letus/Jindal or equivalent)



External Balcony Door

63*46mm UPVC door frame and 625*2400 mm UPVC casement door (make: Iesso/Okolech/NCL Wirlex/AMD/Pranince or equivalent)



Dado

300*300mm antiskid ceramic tiles (+/- 5 variation in size, colour and texture) (make: RAK/Kajaria/Nitco/orient/somany or equivalent)



Ceiling

Gypsum false ceiling as per design at 2800 mm height with trap door. 300*300 mm antiskid ceramic tiles (+/- 5" variation in size, colour and texture) (Kajaria/Nitco/ORIENT or equivalent)



Door

Masonry opening: 750 mm (w) * 2400 mm (h) | Frame: 150*50 mm section with 2450 mm height in Red meranti wood - Both side laminated, Flush door in 650*2350 mm size with 32mm thickness | Accessories: Handle with knob type latch (Doorset/ Godrej or equivalent) | Masonry opening: 400 mm (w) * 750 mm (h)



Exterior Finish

Texture paint (ICI /Asian/Nerolac or equivalent quality)

Washrooms



Ventilator

Operable in UPVC 300 mm (German profile or equivalent) with 5 mm thick plain glass and 300 mm only for provision of exhaust fan



Fittings

CP Fittings: Kohler/Roca/Grohe/Duravit/Jaquar or equivalent quality, Divertor with single lever mixture, rain shower and hand shower in washroom attached to master bedroom, Chinaware: Kohler/Roca/Grohe/Duravit/Jaquar or equivalent, EWC: Wall mounted W/C with concealed cistern and Health faucet, Washbasin: Counter top washbasin with bottle trap, Mirror and provision for mirror light and shaver point in all washrooms, Operable SS Floor jali (Chilli/Jayna/Continental or equivalent)

Balconies



Railing

SS railing with laminated toughened glass as per design



Ceiling

Weather coat paint (ICI /Asian/Nerolac or equivalent)



Flooring

300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) (RAK/Kajaria/Nitco/orient/samany/orient or equivalent), 100-200mm * 600-1200mm wooden plank type ceramic tile in biggest balcony, (+/- 5% Variation in size, colour and texture) (make: RAK/Kajaria/Nitco/samany/orient or equivalent)



Plumbing Pipes

Covered with framework and WPC jali/MS Louvers



Exterior Finish

Texture Paint (ICI /Asian/Nerolac or equivalent)



Accessories

Operable SS Floor jali (Chilli/Jayna/Continental or equivalent)

Utility Room and Balcony



Railing

MS Railing as per design



Flooring-Utility Room

300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) (Kajaria/Nitco/orient/samany or equivalent)



Flooring Utility Balcony

300mm*300mm antiskid ceramic tiles (+/- 5% variation in size, colour and texture) Balcony (Kajaria/ Nitco/ orient/ samany or equivalent)



Plumbing Pipes

Covered with framework and WPC Jali/MS Louvers



Interior Finish

OBD on walls and ceiling (ICI /Asian/Nerolac or equivalent)



Exterior Finish

Texture paint (Dulux/Asian/Nerolac or equivalent)

Note: All opening sizes are approx. Opening Sizes | Doors and windows frames mentioned are approx sizes.

LOCATION MAP



{COMPLETED PROJECTS} MORE THAN 23 PROJECTS DELIVERED



Sector-75, Noida



Indrapuram, Ghaziabad



Vasundhara Ghaziabad



Sector 9 Vasahat, Ghaziabad



Sector 4 Vasahat, Ghaziabad

ONGOING PROJECTS



Siddhant Vihar, Ghaziabad



Indrapuram, Ghaziabad

Visit Us

Site Office: 526/1, Village Kanawani, Ahinsa Khand - II, Indrapuram, Ghaziabad, (U.P.) - 201014



About the Architect

Morphogenesis Architects Morphogenesis was founded in 1996 by Mani and Sanah Rastogi with the shared vision to define an emergent form of Indian architecture. Over the past 2 decades, the firm has evolved into a vibrant cross-disciplinary team comprised of Architects, Interior Designers, Landscape Architects, Urban Designers, 3D Visualizers and Researchers, with diverse backgrounds and specializations from several regions of the world, with offices in Delhi and Bangalore, and work spans across India, SAARC Countries and South Africa.

Morphogenesis
Architects